

COMMITTEE AMENDMENT FORM

DATE: 3/12/08

COMMITTEE ZONING PAGE NUM. (S)

ORDINANCE I. D. #07-O-1348 SECTION (S)

RESOLUTION I. D. #08-R- PARA.

AMENDS THE LEGISLATION BY ADDING TEN (10) CONDITIONS ONE OF WHICH IS A SITE PLAN RECEIVED BY THE BUREAU OF PLANNING 1/25/08

AMENDMENT DONE BY COUNCIL STAFF 3/12/08

City Council
Atlanta, Georgia

07-O-1348

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-07-69
Date Filed: 6-11-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **3601 Campbellton Road, S.W.** (aka 2875 Campbellton Road), be changed from the R-4 (Single family Residential) District to the MRC-2-C (Mixed Residential Commercial-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and in Land Lot 251, 14th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-07-69 for 3601 Campbellton Road, S.W.

1. A site plan similar to the site plan titled "City Place at Barge Road" dated 6/5/07 and stamped received by the Bureau of Planning on January 25, 2008. This site plan is not intended to restrict the application of the district regulations.
2. A deceleration lane is to be provided on Campbellton Road to facilitate right turn in/out at the entrance to the commercial frontage, as prescribed by the Georgia Department of Transportation (GDOT).
3. The Developer shall construct a left turn lane with 100 feet of stacking on Barge Road for the left turn lane movement onto Campbellton and coordinate any signal timing associated with construction. The Department of Public Works will have final approval of this requirement.
4. No dumpster will be visible from any residential area. The area will be enclosed and located near the commercial property.
5. Provide storm water control on the site to reduce the on-site runoff to 35% of the pre-developed runoff. The Department of Watershed Management will have final approval of this requirement.
6. The Developer will construct a privacy fence along the eastern and western edge of the new development (around the perimeter of the senior facility) to minimize the light spillage from vehicular traffic in the parking areas from the existing residential development.
7. The maximum number of units shall be 145.
8. No access will be allowed between the two parcels owned by Odell Sanders and James Turner, in order to access the senior facility as shown on the site plan.
9. No fast food establishments will be allowed in the retail/commercial portion of the development.
10. No structures shall be built in the open space near the detention pond.

CITY PLACE at BARGE ROAD
 A MASTER PLANNED MIXED USE DEVELOPMENT - 3541 CAMPBELLTON RD.
 THE COLUMNS GROUP, INC.
 1000 MANASSA EXCHANGE WEST
 ALPHARETTA, GEORGIA 30009
 PHONE: 770-993-9908
 FAX: 770-993-9908
 WE PROVIDE SOLUTIONS
PLANNERS AND ENGINEERS COLLABORATIVE
 SITE PLANNING LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING
 350 RESEARCH COURT #1000 CROSS, GEORGIA 30097
 PHONE: 770-451-2741 FAX: 770-451-2915
 WWW.PECAL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	01-10-07	EW	REVISED LAYOUT
2	01-10-07	EW	REVISED LAYOUT
3	01-10-07	EW	REVISED LAYOUT
4	01-10-07	EW	REVISED LAYOUT
5	01-10-07	EW	REVISED LAYOUT
6	01-10-07	EW	REVISED LAYOUT
7	01-10-07	EW	REVISED LAYOUT
8	01-10-07	EW	REVISED LAYOUT
9	01-10-07	EW	REVISED LAYOUT
10	01-10-07	EW	REVISED LAYOUT
11	01-10-07	EW	REVISED LAYOUT
12	01-10-07	EW	REVISED LAYOUT
13	01-10-07	EW	REVISED LAYOUT
14	01-10-07	EW	REVISED LAYOUT
15	01-10-07	EW	REVISED LAYOUT
16	01-10-07	EW	REVISED LAYOUT
17	01-10-07	EW	REVISED LAYOUT
18	01-10-07	EW	REVISED LAYOUT
19	01-10-07	EW	REVISED LAYOUT
20	01-10-07	EW	REVISED LAYOUT

REZONING SITE PLAN

SCALE: 1" = 80'

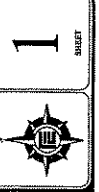
DATE: JUNE 5, 2007

PROJECT: 3541 CAMPBELLTON

THIS SITE IS ONLY VALID IF COPIED FROM THE ORIGINAL SET AND IS NOT TO BE USED FOR ANY OTHER PROJECT.

2-07-69

AMENOS

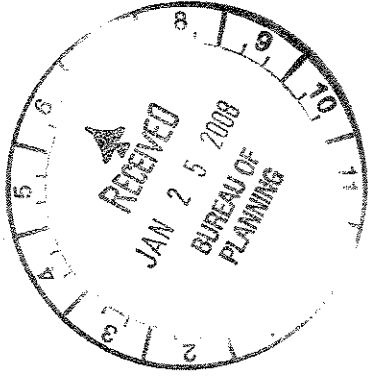


SITE DATA

OVERALL TOTAL SITE AREA	15.00 ACRES
EXISTING ZONING	R-4 (SINGLE FAMILY RESIDENTIAL)
PROPOSED ZONING	MEC-2 (MIXED COMMERCIAL-RESIDENTIAL)
ZONING JURISDICTION	CITY OF ATLANTA
UTILITY SERVICE AREA	ATLANTA WATER & SEWER
RESIDENTIAL TRACT	10.85 ACRES
COMMERCIAL TRACTS	4.15 ACRES
CRUISE RESIDENTIAL AREA	15.00 ACRES
TOTAL SENIOR INDEPENDENT UNITS	141 UNITS
TOTAL STUDENT UNITS	100 UNITS
DENSITY	9.64 UNITS/ACRE

RESIDENTIAL FLOOR AREA RATIO

BASE	PROPOSED
AREA	497,177 SF
AREA	211,236 SF
BASE	PROPOSED
AREA	1,644,944 SF
AREA	62,000 SF
BUILDING COVERAGE	PROPOSED
AREA	55,571 SF
AREA	199,200 SF



Z-07-69

SITEZONING VARIANCES TO CODE

1. FOR COMMERCIAL VARIANCE, ALL VARIANCES IN FRONT OF THE SITE PLAN TO THE ZONING CODE.

2. FOR LANDSCAPE VARIANCE, ALL VARIANCES IN FRONT OF THE SITE PLAN TO THE ZONING CODE.

3. FOR LANDSCAPE VARIANCE, ALL VARIANCES IN FRONT OF THE SITE PLAN TO THE ZONING CODE.

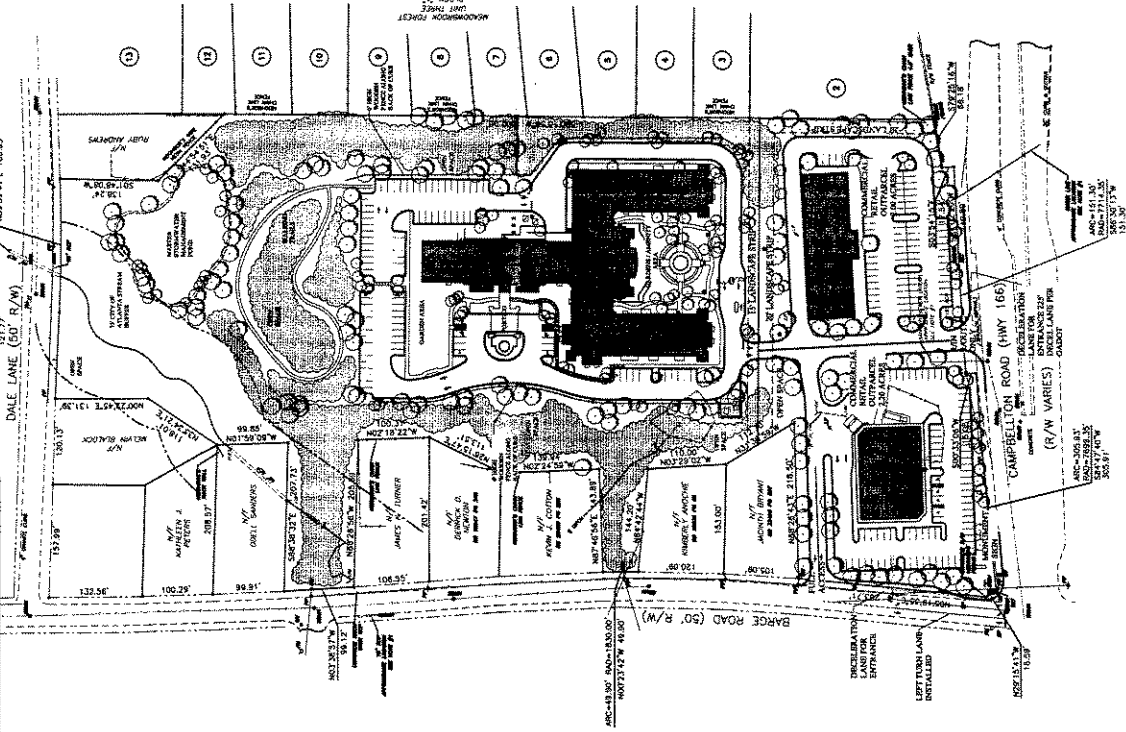
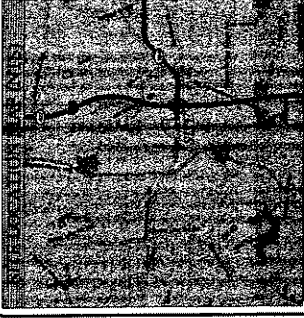
BEFORE YOU DIG

CALL FREE IN METRO ATLANTA (770) 623-4344

ATLANTA WATER & SEWER

ATLANTA WATER & SEWER

ATLANTA WATER & SEWER



24 HOUR CONTACT: MR. ROB ADAMSON @ 404-307-8389

City Council
Atlanta, Georgia

07-0-1348

AN ORDINANCE
BY: ZONING COMMITTEE

Z-07-69
Date Filed: 6-11-07

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SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

3601 Campbellton Rd
LEGAL DESCRIPTION-2875 Campbellton Road

2-07-69
RECEIVED
BUREAU OF
PLANNING

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 251 of the 14TH District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Campbellton Road (R/W Varies), and Barge Road (50' R/W), said point being the POINT OF BEGINNING; thence continuing along said right-of-way of Barge Road line the following courses and distances: North 29 degrees 15 minutes 41 seconds West a distance of 16.59 feet to a concrete monument found; thence turning along said right of way North 05 degrees 19 minutes 35 seconds East a distance of 263.71 feet to a rebar found; thence turning away from said Right of way North 88 degrees 26 minutes 43 seconds East a distance of 218.50 feet to a rebar set; thence turning North 31 degrees 38 minutes 59 seconds West a distance of 112.70 feet to a rebar set; thence continuing North 03 degrees 29 minutes 02 seconds West a distance of 110.0 feet to a rebar set; thence turning North 84 degrees 42 minutes 44 seconds West a distance of 144.20 feet back to the Said right of way of Barge Road to a rebar found; thence turning along a Curve North 00 degrees 23 minutes 42 seconds West a chord distance of 49.90 feet (Arc=49.90', Rad=1830.0') to a rebar found along said right of way; thence turning away from right of way North 87 degrees 46 minutes 56 seconds East a distance of 143.89 feet to an open top pipe found; thence turning North 02 degrees 24 minutes 59 seconds West a distance of 139.94 feet to a rebar found; thence North 26 degrees 15 minutes 47 seconds East a distance of 113.51 feet to an open top pipe; thence North 02 degrees 18 minutes 22 seconds West a distance of 100.31 feet to an open top found; thence turning North 88 degrees 26 minutes 56 seconds West a distance of 205.69 feet back to the said Right of Way of Barge Road; thence turning North 03 degrees 38 minutes 57 seconds West a distance of 99.12 feet to a rebar found; thence turning away from Said Right of Way South 88 degrees 38 minutes 32 seconds East a distance of 207.73 feet to an open top pipe; thence turning North 01 degrees 59 minutes 09 seconds West a distance of 99.85 feet to a pipe found; thence North 33 degrees 34 minutes 21 seconds East a distance of 118.01 feet to a point; thence North 00 degrees 22 minutes 45 seconds East a distance of 131.39 feet to a rebar found along Right of Way of Dale Lane (50' R/W), thence turning along Said Right of Way South 87 degrees 27 minutes 06 seconds East a distance of 121.77 feet to an iron angle found; thence turning away from Said Right of Way South 01 degrees 48 minutes 08 seconds West a distance of 138.24 feet to a crimp top; thence South 44 degrees 54 minutes 51 seconds East a distance of 131.93 feet to a rebar found; thence South 00 degrees 15 minutes 59 seconds West a distance of 1002.06 feet to a rebar found along Said Right of Way of Campbellton Road; thence turning South 79 degrees 25 minutes 16 seconds West a distance of 68.18 feet along Campbellton Road Right of Way to a concrete monument found; thence South 03 degrees 54 minutes 15 seconds East a distance of 17.54 feet to a Monument found; thence turning South 87 degrees 02 minutes 20 seconds West a distance of 140.80 feet to a concrete monument found; thence South 00 degrees 33 minutes 06 seconds West a distance of 15.05 feet to a point; thence along a Curve South 84 degrees 47 minutes 40 seconds West a chord distance of 305.91 feet (Arc=305.93', Rad=7699.35') and the TRUE POINT OF BEGINNING.

Said tract containing 15.005 acres (653,613 sf).

RCS# 1307
7/02/07
2:41 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE

07-O-1342,1343,1344,1345,1346,1347,1348
07-O-1349,1350,1351
REFER ZRB/ZONE

YEAS: 14
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Hall	B Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE